



FESIA A. DAVENPORT
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

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May 17, 2022

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**GRANT OF EASEMENT
FROM COUNTY OF LOS ANGELES
TO BELLFLOWER-SOMERSET MUTUAL WATER COMPANY
CITY OF BELLFLOWER
(FOURTH DISTRICT) (3 VOTES)**

SUBJECT

The recommended actions will grant an easement to maintain and operate a water pipeline and appurtenances from the County of Los Angeles to the Bellflower-Somerset Mutual Water Company (BSMWC) over a portion of land at 10025 Flower Street located in the City of Bellflower.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed grant of easement is categorically exempt under the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines Section 15302, Replacement or Reconstruction, Class 2(c), and the County of Los Angeles Environmental Procedures and Guidelines Appendix G, Class 2(e), adopted by the Board on November 17, 1987.
2. Find that the proposed grant of easement for water pipeline purposes will not interfere with the use of the property by the Department of Health Services, Los Angeles County Superior Court, and LA County Library, and the easement area is no longer necessary for any County purposes.
3. Approve the proposed grant of easement from the County to BSMWC, for water pipeline purposes in a portion of Assessor Identification Number 7109-012-911, located at 10025 Flower Street, in the City of Bellflower, and described in the attached legal description for no cost, and instruct the Chief Executive Officer, or her designee, to sign the easement and authorize delivery to BSMWC.

4. Authorize the Chief Executive Officer, or her designee, to negotiate and execute any additional documentation, approved as to form by County Counsel, necessary to consummate this transaction.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to obtain the Board's approval to grant an easement to BSMWC to maintain and operate a water pipeline and appurtenances for water pipeline purposes in, on, over, under, and across a portion of County Property located at 10025 Flower Street in the City of Bellflower.

BSMWC's existing waterline, which serves the courthouse, was originally installed without an easement on County property and subsequently, the County built a parking structure over their waterline. In 2018, the waterline began leaking under the existing parking structure and was repaired by BSMWC. BSMWC has concerns that the line may leak again and to prevent costly repairs, BSMWC is requesting to realign the waterline at their expense. Without the new easement, BSMWC will turn off the existing water line and abandon in place and require the courthouse to use their other existing lines, which will result in reduced fire flow pressure for all the other BSMWC customers, including the courthouse. Los Angeles Superior Court, LA County Library, and the Department of Health Services have approved the new location of the waterline with the condition that water service to their respective buildings is not interrupted. Granting the easement will ensure continuous water service to the County buildings and allow BSMWC to better service any future leaks.

Approval of the recommended actions will find that the project is exempt from CEQA and allow the Chief Executive Officer to grant the easement.

Implementation of Strategic Plan Goals

The proposed grant of easement supports Countywide Strategic Plan Goal III.3.2 which calls for the maximized use of County assets, guiding strategic investments, supporting economic development in ways that are fiscally responsible and align with the County's highest priority needs. This transaction allows for BSMWC, at their expense, to operate and maintain the pipeline for the continuation of water services to the County facility thereby improving the quality of life for County residents and employees in a manner that is fiscally responsible.

The proposed grant of easement is also consistent with Strategic Asset Management Goal of Strengthening the Connection Between Service Priorities and Asset Decisions and Key Objective No.1 Maintaining Asset Inventory.

The proposed grant of easement supports the above goals and objective by ensuring quick repair and maintenance access to an essential water line that feeds the courthouse and other County departments in the building so that there is no disruption to water service.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund. The easement is being granted to BSMWC at no cost.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed grant of the easement is authorized by Government Code section 25365.6 which provides the following: "The board of supervisors of a county of over 4,000,000 population, without complying with any other provision of law, may transfer with or without consideration and upon such terms and conditions as it determines, any easement, license or other interest in real property belonging to the county and not needed for county purposes to any water agency for such purposes as are consistent with the powers and duties of such districts or agencies. Any such donation or transfer may be by way of grant, quitclaim, dedication, lease or license. Any such donation or transfer for less than the full market value of the interest conveyed is hereby declared to be for a public purpose."

The easement for this conveyance will be reviewed and approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

The granting of the proposed easement has been reviewed and determined to be categorically exempt under CEQA in accordance with State CEQA Guidelines section 15302, Replacement or Reconstruction, Class 2(c), and the County of Los Angeles Environmental Procedures and Guidelines Appendix G, Class 2(e), adopted by the Board on November 17, 1987. Additionally, the proposed actions will comply with all applicable regulations, are not in a sensitive environment, and do not involve any cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or other limiting factors that would make the exemptions inapplicable, based on the project records.

Upon the Board's approval of the recommended actions, a Notice of Exemption will be filed with the County Clerk in accordance with section 21152 of the California Public Resources Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will not have any impact on current services or projects.

CONCLUSION

It is requested that the Executive Office of the Board return one certified copy of the Minute Order and an adopted stamped copy of this Board letter to the CEO, Real Estate Division at 320 West Temple Street, 7th Floor, Los Angeles, CA 90012, for further processing.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Fesia A. Davenport", with a stylized, flowing script.

FESIA A. DAVENPORT

Chief Executive Officer

FAD:JMN:JTC

JLC:MR:MT:gw

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller